



STATE OF TEXAS
COUNTY OF TRAVIS

(Drainage Easement)
WILLIAMSON CREEK TRIBUTARY 2
C.O.A. WPDRD, Proj. No. 5848.044

LEGAL DESCRIPTION FOR 4590.15 DE

Field notes description for a parcel of land containing 0.033 of an acre of land, equivalent to 1,425 square feet of land, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, being out of and a part of that certain 0.063-acre parcel of land known as "Tract 1" which was conveyed to Michael R. Eledge, et al. by that certain Warranty Deed executed on January 7, 1987 and recorded in Volume 10047, Page 838, Real Property Records of Travis County, Texas; said 0.033-acre parcel of land being more particularly described by metes and bounds as shown on the attached sketch:

BEGINNING FOR REFERENCE at a 1/2 inch iron rod found at the point of intersection of the existing northwesterly right-of-way line of Stassney Lane (100-foot right-of-way width) and the southerly boundary line of a 103.771-acre parcel of land which was conveyed to the Texas Parks and Wildlife Department by that certain Constable's Deed dated March 21, 1996 and recorded in Volume 12649, Page 737, Real Property Records of Travis County, Texas; said 1/2 inch iron rod also monumenting the northeast corner of Lot 48, Block K, Second Amended Plat of Williamson Creek Subdivision Section Two, a subdivision in and to the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Volume 86, Pages 198B-199C, Plat Records of Travis County, Texas, for the westerly corner of said Michael R. Eledge, et al. "Tract 1"; Thence, with the existing northwesterly right-of-way line of Stassney Lane, same being the southeasterly line of said Michael R. Eledge, et al. "Tract 1", North 55° 59' 10" East (record = North 55° 57' 20" East), a distance of 192.14 feet to the calculated southerly corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.9999555) values of N= 10,043,278.84, E= 3,119,089.33;

THENCE, leaving said northwesterly right-of-way line of Stassney lane and through said Michael R. Eledge, et al. "Tract 1", **North 68° 02' 57" West**, a distance of **16.59 feet** to a calculated point on the northwesterly boundary line of said Michael R. Eledge, et al. "Tract 1", for the westerly corner of this easement;

THENCE, with said northwesterly boundary line of the Michael R. Eledge, et al. "Tract 1", **North 51° 41' 15" East** (record = North 51° 39' 25" East), a distance of **83.45 feet** to a calculated point on the southwesterly line of that certain drainage easement containing a 0.0845-acre of land known as "Tract 3" which was conveyed to said Michael R. Eledge, et al. in said



Volume 10047, Page 838, at the most northerly corner of said Michael R. Eledge, et al. "Tract 1", for the north corner of this easement;

THENCE, with the common boundary line of said Michael R. Eledge, et al. "Tract 1" and "Tract 3", **South 57° 00' 50" East** (record = South 57° 02' 40" East), a distance of **21.73 feet** to a calculated point on the aforementioned existing northwesterly right of way line of Stassney Lane, at the common easterly corner of said "Tract 1" and "Tract 3", for the east corner of this easement;

THENCE, **South 55° 59' 10" West** (record = South 55° 57' 20" West), with the existing northwesterly right-of-way line of Stassney Lane, same being the southeasterly boundary line of said Michael R. Eledge, et al. "Tract 1", a distance of **82.42 feet** to the **"POINT OF BEGINNING"**, and containing 0.033-acre of land, more or less.

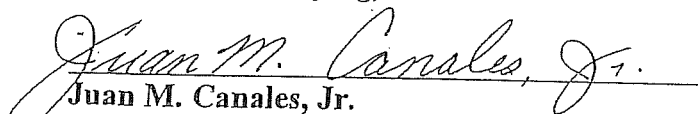
Basis of Bearing:

Bearings mentioned on this easement are based on the City of Austin G.P.S. controlling monuments being J-16-3001 Grid Coordinates N=10,044,302.05, E=3,116,148.39, and utilizing J-16-4001 Grid Coordinates N=10,044,334.35, E=3,115,579.61 (see City of Austin monument data sheet). Distances shown hereon are surface.

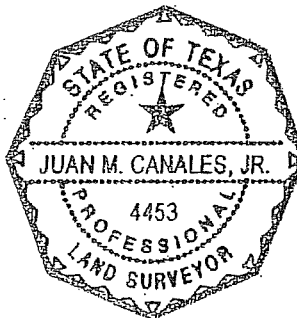
CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

Prepared by
Landmark Surveying, LP


Juan M. Canales, Jr.

Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00




6-2-09
Date

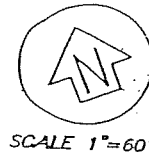
REFERENCES

MAPSCO 2009, Page 645-X
AUSTIN GRID NO. J-16
TCAD PARCEL ID NO.: (Not documented)
4590.15 DE (Eledge D.E.)Tract 1.doc

FIELD NOTES REVIEWED

By:  Date 06-16-09

Engineering Support Section
Department of Public Works
and Transportation



SPRING MEADOW ROAD
(60' R.O.W.)

N48°10'57"W 52.38'
(N45°31'W 52.17')

APPROXIMATE
ZONE X
VALLE GRANT

TEXAS PARKS AND
WILDLIFE DEPARTMENT
(103.771-ACRES)
VOL. 12649, PG. 737
R.P.R.T.C.T.
[REFERENCE DEED:
VOL. 10940, PG. 540
R.P.R.T.C.T.]

MICHAEL R. ELEDGE, ET AL
TRACT 5
SLOPE EASEMENT
(0.5609-ACRE)
VOL. 10047, PG. 838
R.P.R.T.C.T.

BLOCK K
WILLIAMSON CREEK
SUBMISSION SECTION ONE
BK. 82, PGS. 127-129
P.R.T.C.T.

LOT 41

LOT 42

N27°27'54"E 150.66'
(N30°19'24"E 152.08')

SANTIAGO DEL
ABSTRACT

N56°40'18"W 101.09
(N57°02'40"W)

N56°40'16"W 49.87'
(S57°02'40"E 50.00')

MICHAEL R. ELEDGE,
ET AL TRACT 3
DRAINAGE EASEMENT
(0.0845-ACRE)
VOL. 10047, PG. 838
R.P.R.T.C.T.

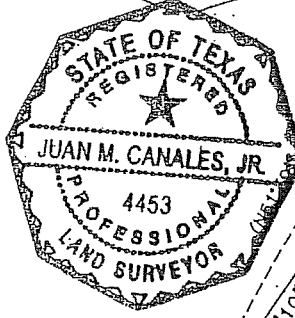
ZONE X (SHADED)

ZONE AE

ZONE AE

ZONE X (SHADED)

PARCEL 4590.15
DRAINAGE EASEMENT
0.033-ACRE
(1,425-S.F.)



P.O.B.
N/10,043,278.84
E/3,119,089.33
(GRID)

MICHAEL R. ELEDGE,
ET AL-TRACT 1
SLOPE EASEMENT
(0.0630-ACRE)
VOL. 10047, PG. 838
R.P.R.T.C.T.

TEXAS PARKS AND
WILDLIFE DEPARTMENT
(103.771-ACRES)
VOL. 12649, PG. 737
R.P.R.T.C.T.

STASSNEY LANE
(100' R.O.W.)
VOL. 12358, PG. 785
R.P.R.T.C.T.

P.O.R.

S62°40'40"E 113.89'
(S59°36'41"E 113.91')

S62°40'40"E 40.31'
(S59°36'41"E 40.31')

S62°05'07"E 52.09'
(S58°51'08"E 52.09')
[S58°29'E 52.61']
20' D.E.
BK. 86, PGS. 198B-199C
P.R.T.C.T.

LOT 43
BLOCK K

LOT 4
BLOCK "W"

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH: (512)328-7411 FAX: (512)328-7413

SKETCH TO
COMPANY
OLD NOTES

to: PBS&J
June 1, 2009
by: Stephen Lawrence
J. Lee
1160/43-44
c:\dwg 11\p b s j\williamson crk trib + stassney\seasement
no.: 372-27-08

LEGEND

The property described hereon is contained within Flood Zone AE and Zone X (Shaded); as scaled on F.I.R.M. Map Number 48453C0605H, dated September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:

- 1Od. Electric transmission and/or distribution line easement recorded in Volume 585, Page 85 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 1Oe. Sanitary sewer easement recorded in Volume 3931, Page 2088 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 1Of. Sanitary sewer easement recorded in Volume 5685, Page 2213 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 1Og. Slope easements recorded in Volume 12358, Page 785 of the Real Property Records of Travis County, Texas DOES APPLY to the subject easement.
- 1Oh. Boundary Agreement recorded in Volume 3756, Page 377 of the Deed Records of Travis County, Texas DOES NOT APPLY to the subject easement.

All easements of which I have knowledge and those recorded easements furnished by Alamo Title Insurance, according to Commitment Number ATO9002289, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

- 1/2" Iron Rod Found (Unless Otherwise Noted)
- ▲ Nail Found (As Noted)
- △ Calculated Point "Not Established on Ground"
- () Record Information
- [] Record Information (Reference) Per Vol, 10940, Pg. 540 R.P.R.T.C.T.
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Bk. Book
- Pg. Page
- Vol. Volume
- D.E. Drainage Easement
- P.R.T.C.T. Plat Records Travis County, Texas
- D.R.T.C.T. Deed Records Travis County, Texas
- R.P.R.T.C.T. Real Property Records Travis County, Texas
- O.P.R.T.C.T. Official Public Records Travis County, Texas

LINE TABLE

LINE	BEARING	DISTANCE
L1	N68°02'57"W	16.59'
L2	N51°41'15"E	83.45'
	(N51°39'25"E)	
L3	S57°00'50"E	21.73'
	(S55°02'40"W)	
L4	S55°59'10"W	82.42'
	(S55°57'20"W)	

BEARING BASIS NOTE:

STATE PLANE COORDINATE SYSTEM (GRID) NAD'83
TEXAS CENTRAL ZONE 4203
COMBINED SCALE FACTOR = 0.9999555
NAVD'88 VERTICAL DATUM
Horizontal and vertical coordinates for C.O.A. Monument No. J-16-3001 and Monument No. J-16-4001 as published by the C.O.A., were used as the controlling monuments for this survey.

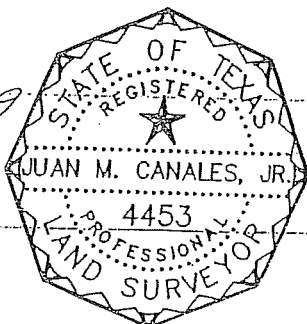
S SURVEYED BY
ANDMARK SURVEYING, LP
IRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr. 6-2-09
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453
DATE: MAY 29, 2009

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Print: PBS&J
Date: May 29, 2009
Witness: Stephen Lawrence
Witness: J. Lee
Scale: 1160/43-44
Notes: c:\dwg 11\p b s j\williamson crk trib o stassney\seose
No.: 372-27-08



SKETCH TO
ACCOMPANY
FIELD NOTES

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78748
PH: (512)328-7411 FAX: (512)328-7413

Exhibit "A"
Page 4 of 4

.dwg